



3 bed semi-detached house to buy in GU4

New Road, Chilworth, Guildford, Surrey, GU4 8LZ

£450,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Property features

 EPC Rating C

Driveway parking

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A spacious three bedroom semi-detached home, enjoying an elevated position in the highly desirable village of Chilworth, offering generous living space, a mature tiered garden and attractive views.

The property opens into a welcoming entrance hall with a cloakroom and stairs leading to the first floor. To the front, a bright sitting room features a bay window and a pleasant outlook, creating a comfortable and inviting space. To the rear, the kitchen and dining area is well laid out with a range of fitted units and good worktop space, connecting naturally through to the extended reception room. This

additional living space is a real highlight of the home, with skylights and wide glazing allowing for excellent natural light, and direct access out to the garden, making it ideal for both everyday living and entertaining.

Upstairs, there are three bedrooms including a well-sized principal bedroom with a bay window, a further double bedroom and a third bedroom which would also work well as a study or nursery. The accommodation is served by a family bathroom as well as a separate shower room, offering added practicality for busy households.

Outside, the property benefits from driveway parking to the front. The rear garden is arranged over several tiers, providing a combination of patio areas and lawn, bordered by mature planting and trees that offer a good degree of privacy. The elevated setting also allows for an attractive outlook across the surrounding area.

Chilworth is surrounded by some of Surrey's most beautiful

countryside, including St Martha's Hill and Blackheath, offering

excellent opportunities for walking, cycling and riding. The village itself benefits from a well-stocked local store, the highly regarded Percy Arms pub, and a selection of well-respected schools.

There are good transport links, with Chilworth railway station

providing services to Guildford and beyond, as well as regular bus routes serving the area.

Guildford, approximately three miles away, offers an extensive range of shopping, dining and leisure facilities, set within its charming cobbled High Street and alongside the River Wey. The town also provides excellent entertainment options, including theatres and a cinema, as well as the Spectrum Leisure Centre.

The A3 provides convenient access to London and the M25, while both Heathrow and Gatwick airports are easily accessible.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

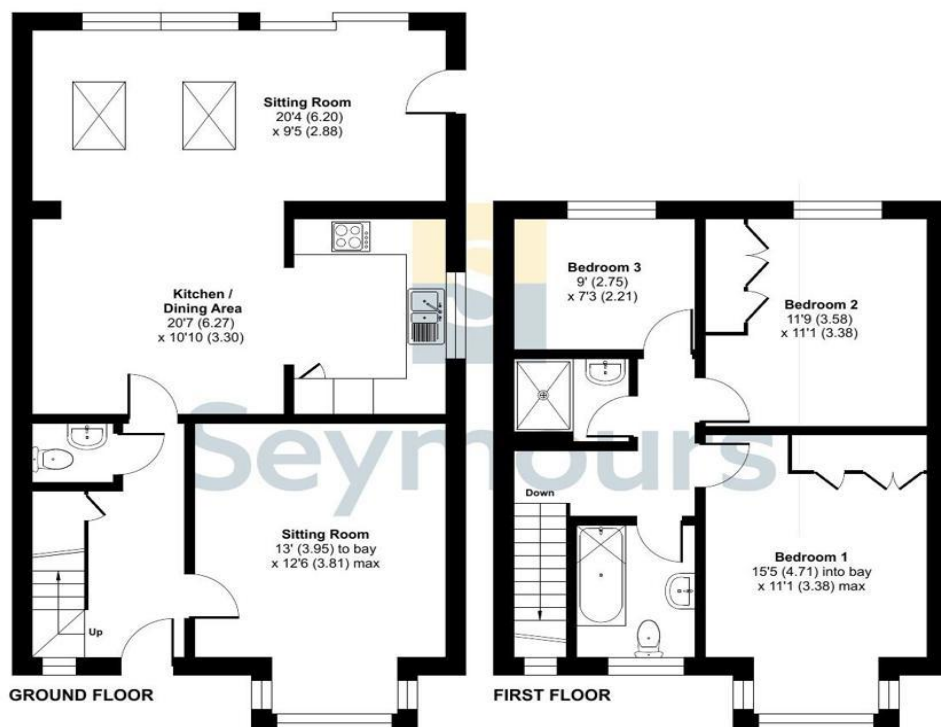
Mobile signal coverage: Good



New Road, Chilworth, Guildford, GU4

Approximate Area = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seymours Estate Agents. REF: 1433341

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,

Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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